

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2014-00095 CALTRANS**

Approved Development

1. This approval authorizes a request by California Department of Transportation (Caltrans) for a Minor Use Permit/Coastal Development Permit to allow construction of left-turn channels from Highway 1 onto Sheridan Road. The road widening construction will occur on the north side of Highway 1 centerline and approximately 1,250 feet eastward and westward from Sheridan Road along Highway 1. No work is proposed on the south side of the centerline stripe. Road construction 1,250' eastward from Sheridan Road to Ralcoa Way will also bring the northbound roadway up to current standards by providing a 12' lane, 8' shoulder and improved turning radius at Sheridan and Ralcoa Way. The project includes extension of the two existing 12' cross culverts into 18' and removal of a number of eucalyptus trees (29% reduction of existing grove) and other fixed objects along the northern edge of Sheridan Road to create a 20' clear recovery zone on the northbound side.

On-going conditions of approval (valid for the life of the project)

2. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. This project is considered vested once ground disturbing activities occur.
3. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.
4. This land use permit requires the applicant to coordinate the granting of a trail easement for Juan Bautista De Anza Trail, subject to County Parks and Recreation Department review and approval.